



Klondyke Walk, Stella Riverside, Tyne And Wear, NE21 4FG

Lovely mid terrace townhouse on the ever popular Stella Riverside development. The ground floor benefits from an open plan kitchen/lounge living area leading out to the garden. The first floor features two bedrooms and a family bathroom along with the master bedroom on the second floor. Externally this wonderful home hosts an enclosed garden to the rear with allocated parking space. To the front there is an open garden area with a pleasant outlook to the playing field and play park. Available from 20th July 2024 on an unfurnished basis. EPC Rating C.



Modern Mid Terrace

Unfurnished

Three Bedrooms

Holding Deposit £201

Garden & Parking

EPC Rating C

£875 per month

Living Area 22' 1" x 12' 2" (6.74m x 3.72m) Max

Open plan lounge and kitchen area with patio door access to the rear garden. The kitchen benefits from a range of wall and base units for storage along with integrated oven/hob.

Bedroom 2 12' 2" x 7' 10" (3.72m x 2.38m)

Second bedroom has a pleasant outlook onto the rear garden and cul de sac parking area.

Bathroom 6' 1" x 5' 11" (1.85m x 1.81m)

Features a white suite with W/C, Wash Basin and Bath with overhead Shower.

Bedroom 3 12' 2" x 7' 9" (3.71m x 2.36m) Max

This 'L' shaped room benefits from a pleasant outlook to the playing field and park to the front of the property.

Bedroom 1 15' 7" x 9' 2" (4.76m x 2.79m)

Features a top of the stairs cupboard for extra storage.

Externally

Externally this lovely home benefits from a small lawned area to the front facing out towards the local play park and playing field. To the rear is an easy to maintain artificial lawn and patio garden, with access to an allocated parking space and additional visitor parking available on a first come first served basis.

Additional Information

Council tax band B. Minimum tenancy length 6 months. Holding deposit £201, security deposit £875.

Holding Deposit

This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)

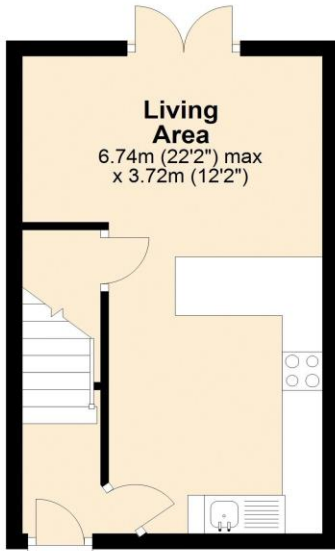
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

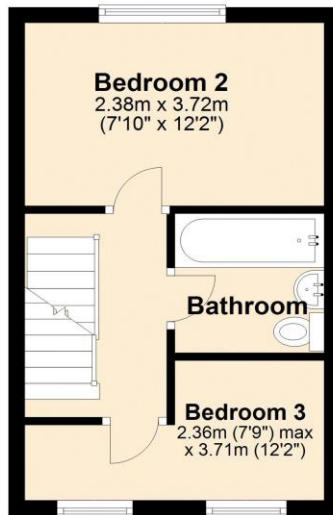
Ground Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



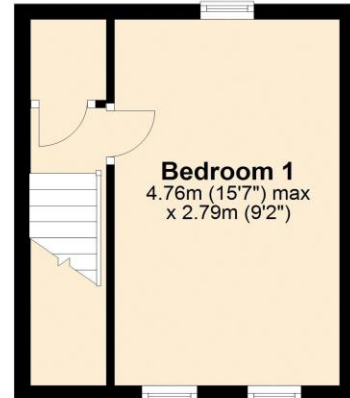
First Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.2 sq. feet)

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